



1-1

San Luis Obispo County

Department of Planning and Building Memorandum

HEARING DATE: July 14, 2005

PREPARATION DATE: June 28, 2005

TO: Planning Commission

FROM: Martha Neder, AICP, Planner

SUBJECT: LRP2004-00024 Cambria and San Simeon Acres Community Plans

SUMMARY

This package includes all of the comment letters received to date and information you received in the June 21, 2005 Planning Commission memo package.

DISCUSSION

Many of the comments consist of minor editing changes. These changes will be made to the chapter and included in a Planning Commission recommended changes packet for your consideration at a later hearing date. Comments related to the environmental analysis in the Draft EIR will be addressed in the Final EIR. The following is a summary of the major issues raised in comment letters and brief response from staff to those issues.

Chapter 1: Introduction and General Goals

Comments on Chapter 1 include proposed changes to goals. Because the goals in Chapter 1 are general goals developed through extensive community work on the North Coast Area Plan Update and the draft Residential Design Plan, staff is not recommending changes to these goals. However, the Planning Commission (Commission) may consider changes.

Chapter 2: Population, Housing, and Economy

Attached please find proposed replacement pages 2-15 and 2-16. Changes include table numbers referenced in the text and a replacement Table 2-11: Year Housing Built. Text changes are indicated in bold with a double underline. Text to be inserted looks like this: **insert text**. Text to be deleted looks like this: ~~delete text~~.

1-2

Chapter 2 includes a discussion of population projections. Numerous comments, both for and against, have been received on the proposal to codify a 1% growth rate for Cambria in Chapter 7. Should the Commission modify this recommendation in Chapter 7, the population projection discussion of Chapter 2 would need to be revised accordingly.

Chapter 3: Public Facilities, Services, and Resources

Attached please find proposed replacement page 3-35. Changes include a revised discussion of the East/West Ranch.

Chapter 4: Land Use

Chapter 4 includes a description off various land uses. Numerous comments have been received on the proposal to change the land use category for Tract 226 from Commercial Retail (CR) to Residential Multi-Family (RMF) and on the Chapter 7 standards related to Tract 226. Should the Commission modify this recommendation in Chapter 7 and the maps following Chapter 7, the Tract 226 discussion in Chapter 4 would need to be revised accordingly.

The North Coast Advisory Council (NCAC) has expressed support of the inclusion of the Design Manual (Land Use Program 3, page 4-17) and its establishment as a "high priority".

Chapter 5: Circulation Element

Attached, please find proposed replacement pages 5-6 and 5-7. These pages include changes to Table 5-2 to incorporate information from the Draft EIR.

Chapter 6: Combining Designations

Comments on Chapter 6 typically address potential fees associated with proposed programs. "Programs" are non-mandatory recommended actions, rather than mandatory requirements and implementation of any new program should be based on consideration of community needs and substantial community support for the program and its related costs.

Replacement pages for pages 6-2 through 6-5 are attached. These pages include minor language and underline/strikeout changes for clarification. Also, a new Visitor Serving Areas description is added.

Chapter 7: Planning Area Standards

The majority of comments received to date relate to Chapter 7. Due to the large number of comments and potential changes, replacement pages will be distributed on a section by section basis as they are discussed. The following is a summary of the major issues raised regarding the standards in Chapter 7.

1-3

1% Growth Rate – Letters both in support of and opposition to Cambria Community Wide Standard 2. Growth Management and Allocation of Residential Permits have been received. The intent of the 1% growth rate is to manage growth in accordance with the availability of services. Supporters of the 1% growth rate contend that it is crucial to the success of the CCSD's Water Master Plan. People who oppose codifying a 1% growth rate in the Plan contend that it is unnecessary since the CCSD is working on securing a new water source and on a buildout reduction program. Further, a 1% growth rate is unfair treatment since the county wide growth rate is 2.3%.

RMF Density Limitations – Comments have raised the issue that a reduction in the allowable Multi-family density will only exacerbate the worker housing shortage problem in Cambria. Like much of Cambria, many of the sites in the Residential Multi-Family land use category are constrained by characteristics such as steep slopes, sensitive vegetation, size, and water availability. Because of these constraints, it is unlikely that many sites would be able to develop at higher densities. While RMF density has been decreased, other standards have been modified to enable development of multi-family housing. These include allowing multi-family dwellings in the downtown commercial areas.

RMF in Office/Professional and Public Facilities Land Use Categories – NCAC recommends revising Cambria Community-Wide standard 12.B. Mixed Use Projects to allow multi-family dwellings in the Office/Professional and Public Facilities land use categories. This could be accomplished for Office/Professional by simply deleting the Office/Professional limitation. This would result in an overall buildout increase of approximately 214 potential additional units. However, with a 1% growth rate, buildout for the 20 year life of the Plan would remain at 4, 975 units.

Pursuant to Table O – List of Allowable Uses, multi-family dwellings are not allowable in the Public Facilities land use category. In order to allow multi-family dwellings on these sites, the land use category would need to be changed. Changing the land use categories on these sites is not appropriate at this time since they are home to the elementary school, library, vet's hall, and community center.

Table 7-1 – Table G, which currently limits footprint and gross structural area in Lodge Hill has been revised and is now referred to as Table 7-1. Revisions to Table G were in response to community concerns regarding the massive appearance of homes and their impact on the Monterey pine forest. Table 7-1 applies to all Single Family Residential areas subdivided into 25-foot lots, rather than just to Lodge Hill. Table 7-1 has been revised so that allowable footprint, Gross Structural Area, and TDCs are based on lot size, rather than the number of legal subdivided lots that comprise the ownership (single, double, triple). This was done to reduce confusion regarding lot categories caused by numerous lot mergers. Further, in response to requests for more single story living and to reduce the massive appearance of homes, the allowable footprint in Table 7-1 has been increased by the base number of TDCs allowed for each lot category to enable additional lower floor square footage. The allowable GSA does not change; therefore the overall square footage allowed is the same as the current regulations.

TDC's – There has been some debate in the community regarding the effectiveness of the TDC program. The TDC program may be used to transfer allowable footprint and GSA for lots within certain areas to more suitable sites within Cambria. The general conclusion was that although the program has not been as effective in retiring lots as some envisioned, lots in sensitive areas have been retired and at \$15/square foot this was a reasonable price to pay for the benefit of retired lots.

Tract 226 – One landowner has expressed support for the proposed change in land use category from Commercial Retail to Residential Multi-family. Other landowners and residents near Tract 226 have expressed concern with the proposed change and the potential impacts to safety, noise, and wildlife. Tract 226 is currently in the Commercial Retail land use category and surrounded on three sides by Residential Multi-family. The fourth side is Highway One. Given this location, the tract is not appropriate for commercial development and multi-family is more consistent with the surrounding land use categories. The request to change the land use category to Open Space is not appropriate as this is privately owned land. Residential Multi-family standard 5. Tract 226 requires a development plan which addresses land use, circulation and parking, development phasing, design improvements, and the construction and maintenance of common facilities to be approved prior to any development in the tract.

San Simeon Land Use Category Change Request 013-071-019 – The land use category change is unnecessary since San Simeon Acres Community Wide standard 12. Mixed Use Projects allows multi-family dwellings on the rear half or upper story of commercial lots.

Camp Ocean Pines – NCAC has requested Camp Ocean Pines remain within the Cambria Urban Reserve Line. This change has already occurred by virtue of a recent Coastal Commission action. A revised map exhibit will be prepared.

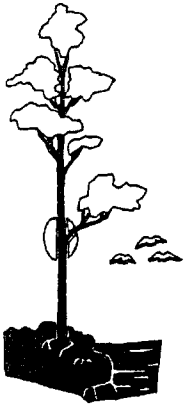
ATTACHMENTS

Comment Letters – received as of June 28, 2005

Replacement Pages

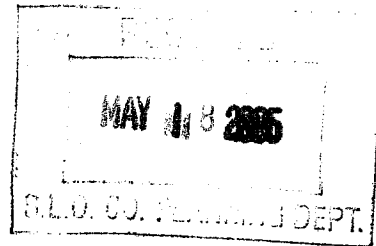
1-5

Comment Letters



North Coast Advisory Council
P. O. Box 533
Cambria, CA 93428

1-6



April 29, 2005

Shirley Bianchi, County Supervisor
Board of Supervisors, Room 370
County Government Center
San Luis Obispo, CA 93408

Dear Supervisor Bianchi,

It has come to our attention that the current draft of the Cambria and San Simeon Community Plan calls for moving Cambria's Urban Reserve Line inward so as to be co-terminus with the current Urban Services Line in the area around Camp Ocean Pines. This will cause Camp Ocean Pines to be excluded from the Urban Services Area. This could cause problems in the future for the long existing camp.

The North Coast Advisory Council requests Camp Ocean Pines **REMAIN** within Cambria's Urban Reserve Line. The NCAC unanimously passed a motion for this request. We believe excluding the camp from the Urban Reserve Area was a simple omission and keeping it within the Urban Reserve Area helps the camp with its future plans for development.

Yours truly,

Carol Broadhurst, Corresponding Secretary

Cc: Chris Cameron, Director, Camp Ocean Pines
Victor Holander, Director Planning and Building
Martha Neder, Planning ✓
Anne Wyatt, Chairperson

North Coast Advisory Council

P.O. Box 533
Cambria, CA 93428

1-7

June 20, 2005

Shirley Bianchi, County Supervisor
Board of Supervisors, Room 370
County Government Center
San Luis Obispo, CA 93408

RE: Cambria and San Simeon Acres Community Plans

Dear Supervisor Bianchi,

Thank you for this opportunity to contribute to the current Community Plan. There is much support for this current plan and several people have commented on the excellent quality of the Cambria and San Simeon Acres Community Plan. We appreciate the work of staff, particularly of planner Martha Neder, to address many of our previous concerns. We are pleased to find many of these concerns have been adequately addressed in this draft.

Members of the North Coast Advisory Council have met and reviewed the revision of the Land Use Plan and have passed a motion to request the following changes:

- **7-14-2 Growth Management and Allocation of Residential Permits:** We support Community Plan codification of growth cap of one percent annually for Cambria, which allows a maximum number of dwelling units of 4975 by year 2025. We do not believe this number is in contradiction to the CCSD sought after maximum number of 4650 dwelling units. Along these lines, we simultaneously encourage County staff to assist CCSD to implement growth/buildout reduction in Cambria, which is likely to decrease this maximum number. We expect that any growth/buildout reduction plan would respect both the constraints upon the community by limited water supply and private property owner rights.
- **7-57-1A Multi-family Residential density reduction:** We accept Community Plan reduction in multiple family housing zone densities from 26 du/acre down to 15 du/acre. However, we support smart growth principles and provision of affordable housing and would like to encourage construction of efficient compact housing in multiple family and mixed-use zones. This might be accomplished through establishing minimum densities on some MFR zoned areas. Also, see below, regarding allowing housing in office/professional and public facilities zones.
- **7-26-B3 Disallowing MFR in office/professional and public facilities zones:** We recommend a change in Plan to allow housing in both office/professional and public facilities zones.

North Coast Advisory Council

1-8

Recommendations to Cambria and San Simeon Acres Community Plan continued:

- **7-78-8B Setbacks on upper stories to reduce massing:** While we support the concept of setbacks on upper stories to prevent massing, we encourage staff to work with local architects and other interested parties to refine wording in Plan, in order to eliminate difficulty of interpretation and thus unenforceable language, and also to prevent new cookie-cutter designs emerging as a result of Plan requirements.
- **7-68 Table 7-1 Changes:** We support Table 7-1, which allows larger footprints, first stories and gross-structural areas than did previous plan. With the additional gross-structural area allowances in this Plan provided by additional purchase of TDSs and larger lot sizes, we believe this plan allows adequate house sizes, which generally conform to the existing house sizes and existing community character.
- **7-59-2 Secondary Dwellings:** We support allowance of secondary dwellings and guest houses and do not see the necessity for attaching them to house or garage. We request that the provision that secondary dwellings be attached to residence or garage be deleted. If appropriate, the use of the 50 feet proximity to primary dwelling, as in guest house ordinance, is recommended. Some definitional clarification between "secondary dwelling" and guesthouse" may make Plan more user friendly, as misunderstanding between the two is common.
- **4-17 Design Manual:** We encourage you to provide staff and resources necessary to expedite creation of a Cambria Design Manual, establishing design criteria and goals for Cambria development. We support Plan establishment of this as a high priority and look forward to having it available soon.
- **Ocean Pines inclusion in USL:** Please include Camp Ocean Pines in Cambria USL, per Coastal Commission decision of 6/10/05.

Thank you and yours truly,

Carol Broadhurst, Corresponding Secretary
North Coast Advisory Council

Cc: Anne Wyatt, Chairperson
Martha Neder, County Planner
Victor Holanda, Director Planning and Building

Attachments: Comments received from:

North Coast Alliance
Doug Buckmaster
Craig Smith
Keith Hinrichsen
Noel Schmidt

NORTH COAST ALLIANCE

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Cambria, California 93428

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Preserving the Heart
of the North Coast
Since 1997

Directors:

Bill Allen

Bill Bianchi

Betty Fiscalini

Glenn Hascall

Pat Hascall

Helen May

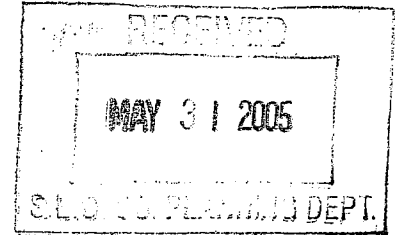
Wayne Ryburn

May 26, 2005

1-9

Cambria Community Services District
Board of Directors
1316 Tamson Drive
Cambria, CA 93428

Re: Cambria and San Simeon Acres Community Plans
Update and Draft EIR



We encourage your continued support of the Decreased Development Plan Alternative rather than the San Luis Obispo County's Proposed update Plan to guide development in Cambria over the next twenty years.

While the EIR assumes the potential environmental impacts of both plans are equal, this conclusion is questionable. Three hundred and twenty five additional building units projected in the County Alternative will result in increased automobile traffic with obvious impact on road congestion, noise, air quality and wear on our already sub-standard infrastructure.

We also encourage your support for the following provisions that support your Buildout Reduction Program:

1. The 1% annual growth rate currently factored into the Plan.
2. Definition of the "hard edge" on Cambria's perimeter as coinciding with the Urban Service Line (USL).
3. Designation of areas surrounding the USL as open space through retention of agricultural zoning.
4. Identification and enforcement of all future deed restrictions and agreements regarding maximum densities within the USL.

Thank you for your attention,

Wayne Ryburn, Chair
Glenn Hascall, Director
North Coast Alliance

Two handwritten signatures in black ink. The first signature is "Wayne Ryburn" and the second is "Glenn Hascall".

c: Tammy Rudock, Martha Neder, Shirley Bianchi
Ann Wyatt, Glenn Lajoie

NORTH COAST ALLIANCE

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Glenn Hascall

Pat Hascall

Helen May

Wayne Ryburn

Cayucos

Morro Bay

June 15, 2005

1-10

Anne Wyatt, Chair
North Coast Advisory Council
P.O. Box 533
Cambria, CA 93428

Re: Cambria and San Simeon Acres Community Plans
Update and Draft EIR (DEIR)

After reviewing these documents, we have concluded that three important elements warrant your Council's attention:

San Luis Obispo County's plan has projected an accumulation of 4,975 housing units (water connections) in Cambria during the next twenty years. This is 325 more connections than the Cambria Community Services District (CCSD) has planned for in its Water Master Plan (WMP). The CCSD believes its Deferred Plan Alternative will accommodate a total of 4,650 residential connections through the Buildout Reduction component of the WMP.

The DEIR concludes that despite the 325 difference in water connections between the County Plan and the CCSD Deferred Plan Alternative, the environmental impact will be the same. **We question this conclusion.** It is obvious that more households will result in increased traffic, noise and air pollution. Increased demand for water and wastewater treatment will also impact our native forest ecosystem. Increased vehicular traffic alone, using the conservative estimate of 1.5 vehicles per household and an increase in daily commercial and mail delivery, will have a significant environmental impact on our already deficient infrastructure.

The annual one percent Cambria growth rate currently fixed by the County Resource Management (RMS) and factored into the County Plan should remain in place until the 4,650 residential connection limit has been reached.

It therefore seems prudent to support both the continuation of the County Plan's one percent annual growth rate and the CCSD's projected 4,650 residential water connections contained in its WMP.

Thank you for your support,

Wayne Ryburn, Chair North Coast Alliance
Glenn Hascall, Director North Coast Alliance
C: Supervisor Bianchi Planning Commission

Wayne Ryburn
Glenn Hascall

1-11



Slabtown1981@aol.co
m

06/26/2005 09:35 AM

To: mneder@co.slo.ca.us
cc: gandphascall@charter.net, trudock@cambriacsd.org
Subject: Fwd: Neder letter

----- Message from Slabtown1981@aol.com on Thu, 23 Jun 2005 22:20:57 EDT -----

To: beallen805@charter.net

cc: trudock@cambriacsd.or

g

Subject Neder letter

:

Martha Neder, AICP, Planner 111
County Planning & Building Department
County Government Center Room 310
San Luis Obispo, Ca 93408-2040

Re: Cambria & San Simeon Acres Community Plans DEIR

Cambria's 1% growth rate set in 1999 by the Board of Supervisors and included in your Plan Draft & DEIR is crucial to the success of the CCSD's Water Master Plan components designed to mitigate the growth inducing impact of its desal project (Buildout Reduction Program & Water Conservation Program). We strongly support your inclusion of the 1% growth rate in the Cambria Community Plan.

The Decreased Development Alternative is the CCSD's preferred alternative since 325 fewer housing units would have less impact than your proposed plan alternative. While the DEIR concludes the impacts are essentially the same , we believe this conclusion is not valid due to the following:

- Increased water demand
- Increased waste water treatment demand
- Increased traffic
- Increased noise and air pollution
- Increased impact on our already deficient infrastructure
- Increased fire danger in our pine forrest

Thank You for your attention
Wayne Ryburn Chair North Coast Alliance

c Tammy Rudock

1-12

FRIENDS OF THE RANCLAND
P.O.Box 721
Cambria, CA 93428

June , 2005

Martha Neder, AICP, Planner
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

re: Cambria and San Simeon Acres Community Plans
of the North Coast Area Plan

Dear Ms. Neder:

Following are our comments regarding the Public Hearing Draft for the above document.

General -- It is regretable that a decision was made to bifurcate the North Coast Area Plan Update. We believe this was a serious mistake and does not represent wise planning. Caving in to the Hearst Corporation and removing the North Coast Rural Area comments is inappropriate if not illegal. The public is not well served by such decisions.

Table 3-2 -- Groundwater Resources. The Safe Annual Yield figure of 1,244 AFY for Arroyo de la Cruz attributed to Envicom, May, 1992 has been thoroughly discredited. The correct figure is about one third that amount, slightly over 400 AFY. Any further take of that water would jeopardize severely the many species, some of which are endangered or threatened, which depend upon that watershed.

3-26 1. Single Long Dry Season. In line 3, it should read "begins".

3-34 Recreation Services. The CCSO Parks and Recreation Department were formed in addition to, not in place of, the PROS Commission.

3-35 Line six. 16.0-acre open space area. Line 8. East-West Ranch plus the land gifted to CCSO by Mid-State Bank totals 436 acres. Line 10. The PROS Commission exists. It has not been replaced by The Parks and Recreation Department. Also, the community park is planned to be 17 acres, not 29 to 30.

4-6 Line one. This should be "the proposed emergency extension of Marlborough Lane to Windsor Boulevard North." Windsor Boulevard North and South will continue to be separated by West Ranch.

4-9 Paragraph 3, Line 2. Camp Ocean Pines (plural). East/West Ranch. This was the former Fiscalini Town Ranch (not "part of"). There is no plan or desire to have anything on West Ranch other than open space with trails. It is to be open space only.

1-13

5-4 Transit Planning. In this section, it is improper to fail to mention the impact on coastal transportation that planned development for Hearst Ranch will exact. Construction of the proposed 100-room hostel, the 27 "estates" in the back country, and the up to 15 homes for Ranch personnel along with the necessary road construction, will bring many thousands of construction vehicles up and down Highways 1 and 46 for many years. This could compromise further a route which already is at LOS Level D. Virtually none of the employees, laborers, and other personnel involved in such construction will live within less than 50 miles of the sites. They will have to arrive and depart from North and South County every day. One of the flaws in bifurcating the North Coast Area Plan Update is the failure to recognize now all the eventual impacts that Hearst Corporation construction plans will have on the communities of San Simeon Acres and Cambria and the Highways 1 and 46 corridors.

5-12 Windsor Blvd. Extension. Windsor Blvd. is not going to be extended at all. The extension, as described above in 4-6, is for emergency purposes only, and will connect Marlborough Lane and Windsor Blvd. North.

5-13 Airport. There should be no alternative site to the Hearst Corporation's private airport. Construction would involve massive grading and destruction of wildlife habitat and agricultural land. Further, it would be an intrusion on Scenic Highway One's viewshed.

5-15 3. Highway One. "Fair shares of assessments" must include Hearst Corporation's construction projects and their impacts. To ignore these would be anything but fair to all users and the public treasury.

5-17 1. Highway One should remain two lanes period, regardless of need.

7/21 East/West Ranch. A. Limitation on Use. West Ranch should be limited to open space and existing trails. East Ranch should accommodate outdoor sports and recreation. There should be no caretaker residence nor residential accessory use on either West or East Ranch.

7-71 C. Transfer of Development Credits. This program has inherent problems which need to be corrected as cited by the San Luis Obispo County Planning Commission in April, 2005.

7-101 5. Traffic Mitigation - Highway One. Line 2, coastal resources.

Cambria and San Simeon Acres Coastal Access Inventory, Inventory Page 8. Both access numbers 65 and 68 are not maintained by SLO County as claimed.

Sincerely,

1-14

Doug Buckmaster, President
Friends of the RanchLand

And now, comments on the Draft EIR for the same area:

FRIENDS OF THE RANCLAND
P.O.Box 721
Cambria, CA 93428

June , 2005

Martha Neder, AICP, Planner
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

re: Cambria and San Simeon Acres Community Plans of the North
Coast Area Plan -- Draft Environmental Impact Report

Dear Ms. Neder:

Following are our comments regarding the Public Hearing Draft for the above document.

4.1- 3 Third paragraph. The correct name is Top of the World

Fourth paragraph. The southern part of Cambria is the original town setting.... Not the northern part which is much newer

4.1-4 Second paragraph. There are no motels in West Village.

4. Any discussion of air quality changes and traffic and circulation must include the potential effects of Hearst Corporation development. In this section, it is improper to fail to mention the impact on air quality and coastal traffic and circulation that planned development for Hearst Ranch will exact. Construction of the proposed 100-room hostel, the 27 "estates" in the back country, and the up to 15 homes for Ranch personnel along with the necessary road construction, will bring many thousands of construction vehicles up and down the Highways 1 and 46 corridors for many years. This could compromise further a route which already is at LOS Level D for traffic. Virtually none of the employees, laborers, and other personnel involved in such construction will live within less than 50 miles of the sites. They will have to arrive and depart from North and South County every day. One of the flaws in bifurcating the North Coast Area Plan Update is the failure to recognize now all the eventual impacts that Hearst Corporation construction plans will have on the communities of San Simeon Acres and Cambria and the Highways 1 and 46 corridors.

1-15

4.4 - 16 Line twelve. Red-tailed and red-shouldered hawks

4.5 - 12 v. Recreation Services. The correct name is Greenspace, the Cambria Land Trust

4.5 - 17 iv. Recreation Services. Again, Greenspace, the Cambria Land Trust

4.5 - 18 Second paragraph. The PROS Commission currently is planning development of a 17-acre active recreation community park on an 18-acre portion of East Ranch.

4.5 - 20 Mention should be made of the scores of illegal sewage discharges in 2004 and 2005 from this inadequate treatment plant.

4.5 - 27 Second paragraph, next to last sentence should read: However, State parks and beaches, open space secured by the Land Conservancy of San Luis Obispo County and turned over to CCSO (well over 200 lots) and the 436-acre East-West Ranch serve local and tourist recreational needs.

4.7 - 4 Last line should read:this condition is the discharge of Avon Creek eventually onto Drake Street.....

4.7 - 5 Mention should be made of the flooding combined with a very high tide which left much of the floodwaters with no place to go in Santa Rosa Creek. This also caused West Village drains to fail.

4.7 - 7 Second paragraph. The bypass channel is not underway. It is scheduled to be built in 2006.

4.8 - 7 i. Open Space. Line three. Portions of East-West Ranch. These were part of the former Fiscalini Town Ranch.

4.12 - 6 The December 22, 2003 quake of 6.8 (mentioned on 4.12 - 10 should be mentioned first on this page. Which fault was involved?

4.13 - 5 Cambria Drive at Highway 1 will have signal control in 2006.

4.13 - 16 Again, there is a need to recognize the heavy traffic any eventual Hearst projects will produce.

FIGURE 4.13 - 3 Number 3 is Seacliff Estates, not as one would imagine, Seacliff

4.14 - 4 Mention should be made here of the Mbe contaminant which flowed from the Chevron gas station on Main at Burton, causing CCSO to abandon at least temporarily one or more water wells and drill a totally new well about a mile up Santa Rosa Creek.

4 14 - 10 1. Cambria. Line 3. The 11,190 figure has changed substantially.

4.14 - 15 No! The Hearst Corporation would get their hands on that water instantly without any compensation to the ratepayers who will be paying for the desalination project.

5 - 1 5 Alternatives to the Proposed Project No project at all would be the best alternative, but The Community Plans Update clearly is the preferred way to go.

The Existing Plan Alternative. This is totally unacceptable, particularly since the woefully outdated 1988 Local Coastal Plan would govern development.

Decreased Development Plan Alternative. Line 5. The Land Trust of San Luis Obispo County already exists and has been purchasing development rights and lots outright for several years.

5.1 - 2 1. Principal Characteristics Again, there is a major problem developing in Cambria and San Simeon Acres under the existing Local Coastal Plan adopted in 1988.

5-15 1. Principal Characteristics The 650 additional dwelling units to be added must NOT all be added simultaneously. There are insufficient builders and traffic and air quality would be heavily impacted. The additional units must be phased in slowly, perhaps over a 20-year period.

FIGURE 5-1 Again, 1-25 is Seacraft Estates, not Seacraft

Sincerely,
Doug Buckmaster, President
Friends of the RanchLand

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Comments from Teresa Campbell, NCAC Environmental Alternate Rep. on Community Plan: Received on June 16, 2005

1-3 ADD Minimize, to the extent possible, the effects of Cambria and S.S. growth on other communities and ecosystems by encouraging reduce, reuse, recycle of natural resources.

1-5 8E. ADD...by encouraging construction of reasonably sized homes.

1-7 G. ADD...encourage environmentally friendly building practices such as strawbale construction.

1-8 10.A change “avoiding” to “preventing”

1-9 12.D ADD preventing the unnecessary and avoidable fragmentation of Monterey Pine Forest habitat.

2-9 C.2 Change Cambria and SS growth rate to 0.5% from 1%. At this rate the population will double in 140 years rather than 70 years.

2-12 Affordable housing for lower income families must be a top priority for Cambria and S.S.

3-2 A1. ADD...including resources obtained from out of SLO County.

3-5 Under Resources Monitored ADD...Air Quality (Including concentration of Greenhouse gases).

3-11 Lg. paragraph ADD...appear to be conservation...and rooftop capture of rainwater for non-potable uses.

3-30 Would like to see strong recommendation that encourages capture of rooftop rain for non-potable uses.

EIR

4.1-2 Would like to see the eventual elimination of billboards just south of Ardath on Hwy 1.

4.3-14 C.1 How is it that pop.growth level, even if it is incremental would not cause and increase in air pollution?

4.3-18 Mitigation measures. Hire local laborers to perform grading tasks when feasible. This would reduce noise and pollution considerably.

4.5-2 Policy 6. How will this specifically be done?

4.6-13 (Refer to 4.6-8) Since so little known and is so inadequate how will “Co. policies ensure that impacts to cultural resources are less than significant”?

Figure 4.8-1 Do not change the mouth of Santa Rosa Creek fro OS to Rec!!

4.12-19 How correct/current is the claim that the risk of landslide damage is less than significant?

4.12-21 Soil Runoff...Again, how confident can we be that soil runoff will be “insignificant” based on our experience at the new Grammar School...

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Comments from Craig Smith, NCAC area 7 rep. received June 2005.

I have reviewed the subject document and have a number of questions and comments.

1.

**Comments on May 2005 Cambria and San Simeon Acres
Land Use Element and Local Coastal Plan**

**By
R. Craig Smith, NCAC Area 7
6/13/2005**

1-18

I have reviewed the subject document and have a number of questions and comments.

1. Is there a Document Tree that shows the relationship, or flow down of requirements, from the various documents referenced in this Plan?
2. How will this plan be used and by whom?
3. How will the various "goals" be enforced or addressed since they do not have to be met because they are not "requirements"?
4. Table 2-6, page 2-7: what is meant by "Non-family Households"?
5. Page 2-12 and 2-13, Housing: why isn't water listed as a concern for Cambria like it is for San Simeon?
6. Page 2-12, Housing: why does this plan suggest reallocating water from visitor-serving uses to multi-family housing when the financial base for this area is based heavily on tourism?
7. Table 2-11, Year Housing Built, seems to contain the wrong data (same data as Table 2-12).
8. Page 7-14, 2.A.4: how is water availability taken into account for Affordable Housing if it is exempt from growth limits?
9. Page 7-16, 2.E, Desalinization Plants: this paragraph seems to state that the CCSD could build a Desalinization Plant for a new development. This should be revised to state that new Desalinization Plants could be built to supplement existing needs not new development (Desalinization plants are not to used to increase build out or development).
10. Page 7-26, Mixed Use Projects: Parking for those in downtown commercial housing areas should be defined in this section. This Plan does not address the requirement to add parking for these units; it only addresses how parking for these units should be built.
11. Page 7-27, C.7, Sign Illumination: will this requirement be enforced retroactively? One or two restaurants now have flashing "open" signs.
12. Page 7-47, G.18, Parking Requirements: Why are parking requirements being reduced in the West Village?
13. Page 7-101, 5, Traffic Migration – Highway One: Typing error – "coafstal" s/b "coastal."
14. Appendix A (?): the title on the cover page of the Cambria Commercial Design Plan is missing the word "Commercial."

Keith Hinrichsen
548 Warwick Street
Cambria, CA 93428
805.924.1626

1-19

June 9, 2005

Ms. Wyatt
Chairman, NCAC

Dear Madame Chair,

I have reviewed Land Use Element – Local Coastal Plan for Cambria and San Simeon Acres and offer the following comments. I truly appreciate many of the revisions from the last document I was able to review. Many of the subjective comments/statements have been removed that were unacceptable in that initial document. However, the work is not done yet. Please accept my comments for consideration.

1. **Page I-5; 8A** – defining the “character of Cambria”... who is to make this decision, and what is it going to cost the rest of the community?
2. **Page I-7; H1 & H4** – If I plant a Monterey pine in my front yard (H1), how much respect am I offering my neighbor behind me when he loses his view to the ocean?
3. **Page I-9; 13A** – I agree that energy conservation is an issue, but rather than requiring methods, I would ask the County to get creative with incentives.
4. **Page 5-7; Table 5-2** – The source and data for this table should be the same as in the Draft Environmental Impact Report dated May 15, 2005, and not from the FEIR dated 1996, nine years ago.
5. **Page 5-16; 7** – We need a definition of what it takes to have “safe and convenient pedestrian ways” because I am not looking for curbs and sidewalks on my street in my lifetime.
6. **Page 6-14; 12** – I am opposed to establishing ANY new programs that are exclusively funded by new development... if the community wants to create a Forest Management District, then the funds for it should be provided by the entire community, and not just those just arriving.
7. **Page 6-14; 13** – Another unfair fee of “\$400 per NEW dwelling unit.”
8. **Page 6-15; 14** – Open Space District... more fees?
9. **Page 7-7; 3C** – Perhaps I missed it somewhere in the text, but we need for the term “undergrowth” be defined... perhaps its just shrubs, but I could make a case for the grasses to be classified that too, and we surely do not want that to grow unchecked.
10. **Page 7-4; 4** – Is this a new form you get from the County or does the property owner just make up their own? When does the owner need to put it up? Is there a minimum number of days that it needs to be posted?
11. **Page 7-9; 6** – Is this meant to be titled “replacement of vegetation” or replacement of trees? We need a definition of what the “habitat values of the surrounding forest” is. What is there is nothing to “re”-plant as with my property and project... it was all just grass.
12. **Page 7-9; 6B** – Is there some special magic to “one gallon” plants? What if I wanted to plant five-gallon ones? Is that a minimum?
13. **Page 7-9; 6C** – Who is the “Environmental Coordinator?” Is he/she County staff? And what will it cost me?

14. **Page 7-10; E** – This appears to be a leftover of the “create work for your local arborist” policy from the last plan, and is not necessary.
15. **Page 7-10; F** – Since the final inspection cannot be done until the (unnecessary) letter from the arborist is received, this would essentially keep owners from moving into their properties for 4 months of the year. Drop this sentence.
16. **Page 7-10; H** – Again with the under-employed arborists... let the property owners tend to their yards.
17. **Page 7-10; 7** – Again, we need a definition of what is classified as “understory.”
18. **Page 7-14; 2** – Perhaps I misunderstand how the growth cap works, but my understanding is that the Board of Supervisors controls that, and while the cap for the County may be 2.3%, they can choose to reduce it if the situation demands such. I did not think this document has control over that issue.
19. **Page 7-17; 6** – Does this mean to say that I cannot go to PlantDepot and get flowering plants for my yard? What about vegetable gardens, nothing could be more water intensive? This will not be enforceable, so why even go there. I called County Planning and was not able to get a list of the “prohibited plants” today, June 9, 2005.
20. **Page 7-18; A** – So, if I read this correctly, visibility from Highway 1 is more critical than the site disturbance? Really?
21. **Page 7-60; C** – The plan is to include “any” shrubs, really, and should I have that arborist identify what they all are for me? Suppose I do not want to plant stuff that the deer like to eat?
22. **Page 7-60; D** – What possible purpose does this serve? My goal is to not have my house look like my neighbors’. This creates another expense that is totally unnecessary. If this plans design and setback standards goes through, with I STRONGLY OPPOSE, County will have already put so many constraints on the property owner that they need do no further damage.
23. **Page 7-66; A** – In the calculation in the parenthesis, a “1” was dropped from inside the calculation. It should read “(1200 x 1.09 = 1,308).”
24. **Page 7-68; Table 7-1** – This table has become even more restrictive than the initial one of the earlier plan. I do not understand why County staff, none of whom to the best of my understanding live in Cambria, feel so compelled to minimize the home sizes of our residents. By the time a normal sized garage s/f is subtracted from GSA, the living space of a double lot has been reduced to ~1500 s/f. This may or may not be enough, but regardless, it is not for County Planning to make that decision. This table, if it even needs to exist at all, need to be revisited with more sensible and realistic values entered.
25. **Page 7-71; C** – Eliminate this program, or make it one where everyone in the community gets to share in both the benefits and COSTS of it. Make no mistake, having just the NEW GUY pay for this is simply **EXTORTION**.
26. **Page 7-73; D** – Is it the intent to allow single floored structures have substantially more allowable deck space since it is based on maximum footprint? With this 10% formula that is exactly what happens, and why? This just furthers the problem of less permeable space.
27. **Page 7-78; B & D** – These two items should be included in the “Design Criteria” section, and not setbacks. By forcing all the homes to have these setbacks from the lower exterior walls you will essentially be creating tract homes and standardizing designs, rather than letting Cambria continue with its unique blend of architecture. These design plans should encourage variations, not mandate them so they are no longer variations at all. None of the homes on my street meet this requirement now.
28. **Page 7-80; E-1** – This statement assumes that there is “apparent massing” which may not be the case at all. And why “small-scale appearance”... when it may not be appropriate for the

1-21

neighborhood either. Rephrase to something like ... "Achieve a scale appropriate for the character of the neighborhood."

Finally, I continue to have a problem with this document becoming part of the LCP. The thought getting the Coastal Commission to relax a plan that we imposed on ourselves would be near impossible. We have no choice but to get this right the first time.

In closing, I do think the plan is closer to what we can live with here in Cambria. With that said, however, there are adjustments that need to be made. Of special concern is the imposition of design standards that we neither need, want, nor desire, and a battery of costs that would be better paid by the community on-the-whole, rather than as a cost of admission to town.

Thank you for the opportunity,
Sincerely,

Keith Hinrichsen

1-22

NOEL SCHMIDT
1348 Burton Drive
Cambria, CA 93428

MAY 23 2005

May 19, 2005

Martha Neder, AICP, Planning
County Planning & Building Department
County Government Center Room 310
San Luis Obispo, CA 93408-2040

Martha,

I found the enclosed article very interesting. It stimulated me to think about the housing problem for workers in Cambria that got some attention last evening, at the NCAC meeting.

The Local Coastal Plan will make a bad situation worse by raising the cost of new housing because it reduces the permissible density on multi-unit property.

I suggest an important addition to this plan would be requiring high density, low cost, units of sufficient quantity to house local labor in space they can afford.

Regards



Noel Schmidt

Why I am not an environmentalist

By Orson Aguilar

Growing up in East Los Angeles as the son of Guatemalan immigrants, the everyday challenges faced by the people of my neighborhood seemed far removed from the American dream: the lack of good housing and jobs, money for groceries, failing schools and all-too-common police brutality. If you had asked us, we would have told you we were concerned about the days when the air pollution was especially thick, or when the smells coming from the incinerator directly south of our housing complex were particularly bad.

We would have told you we were concerned, but that these were not the greatest challenges facing us. That's not to say they were not important problems, but any agenda that did not speak to our economic and social needs seemed irrelevant.

For communities like mine, environmentalism has seemed to be about preserving places most of us will never see. Even when environmentalism has focused on problems that affect urban communities, such as air pollution or lead poisoning, it has pointedly avoided addressing our desperate need for economic development. Environmentalists do not talk about the importance of a living wage or affordable housing because, we are told, those are not environmental problems. Foundations feed this problem by failing to recognize minorities and urban city residents as prominent stakeholders in the environmental arena.

While many leaders of the environmental movement have a deep and abiding interest in social and economic equity, that concern is largely absent from their work because it is "not their job." The same mistake is made by every other progressive movement, including the civil-rights movement. We have become trapped in narrow categorical definitions of ourselves rather than a comprehensive understanding of what values we stand for in the world.

I experienced firsthand these narrow definitions when, in the late 1990s, my organization tried to pass legislation to make it easier to revitalize "brownfields" — the thousands of idle and polluted lots in inner cities. Our legislation would have encouraged the development of brownfields by clarifying cleanup standards so that developers would know what

was required of them, and then limiting liability for current owners when environmental pollution had occurred under previous owners. It also would have given cities and counties more power to go after owners of abandoned and potentially polluted inner-city sites.

Our legislation should have been an important priority for environmentalists because developing brownfields would take pressure off expanding construction to California's rapidly dwindling green spaces, farmlands and wilderness. And yet the Sierra Club opposed the bill, claiming that the legislation's

Civil-rights groups and environmentalists are divided by technical policy when we should be united by a common vision.

flexibility could be abused by unscrupulous developers. We felt there were adequate safeguards, and that together, civil-rights and environmental groups would be able to protect inner-city residents from new risks while accelerating economic development.

We eventually compromised on a watered-down version of the bill that was signed into law. But because the new standards remained so inflexible, we haven't seen the kind of economic redevelopment of urban brownfields that low-income and mostly communities of color desperately need. Contaminated urban sites remain contaminated, economic development and affordable housing in the inner city hasn't occurred, and California's green spaces continue to be developed. The brownfields bill failed because we have failed to construct a vision for community and economic development that speaks to our shared aspirations — from having more urban parks for kids to play in to having jobs that pay a livable wage to protecting California's natural beauty. Civil-rights groups, economic development advocates and

environmentalists today find themselves divided by technical policy when we should be united by a common vision.

After last November's election, an essay called "The Death of Environmentalism" ignited a wide-ranging debate within the entire nonprofit community. Its East Bay authors, Michael Shellenberger and Ted Nordhaus, accused the environmental movement of failing to offer a compelling vision for America. Instead, they said, environmentalists give "I Have a Nightmare" speeches and offer technical proposals far removed from the lives of ordinary Americans.

Their essay was important not only for those of us who care about the environment, but also for those who care about any social progress. Consider this quote: "The environmental movement's incuriosity about the interests of potential allies depends on it never challenging the most basic assumptions about what does and does not get counted as environmental. Because we define environmental problems so narrowly, environmental leaders come up with very narrow solutions."

Remove the word "environmental" from the sentence and replace it with "civil rights," "women's rights," "environmental justice" or "social justice" and it makes just as much sense. For too long, progressives have created their identities according to the very specific problems we hope to solve. While I don't consider myself an environmentalist, I do care about many of the things that environmentalists work to protect and preserve. I care more deeply, however, about creating good jobs and affordable housing for my community. This means that the environmental or post-environmental movement that will speak to my community must first and foremost promise economic development and better quality of life.

While many feel sadness and anger that environmentalism is dead, I am optimistic that in dying, environmentalism might give birth to a new politics that offers a better future. Those environmentalists who are ready to be reborn will find many new allies like me ready to join them in building a new and more expansive movement on the other side.

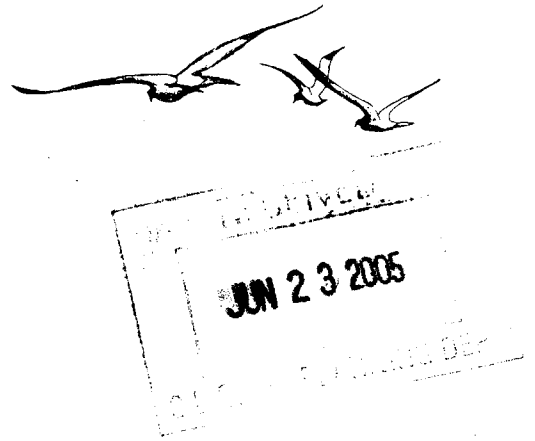
Orson Aguilar is the associate executive director of the Greenlining Institute.

1-23

The Moonstone Beach Association

POST OFFICE BOX 1737 MOONSTONE BEACH DRIVE
CAMBRIA CALIFORNIA 93428

1-24



June 21, 2005

Subject: The Streetscape Plan for Moonstone
Beach Beach Drive, Cambria

Dear Martha,

First, the Board of Directors of the Moonstone
Beach Association say THANKS for the help you
give when we call your office.

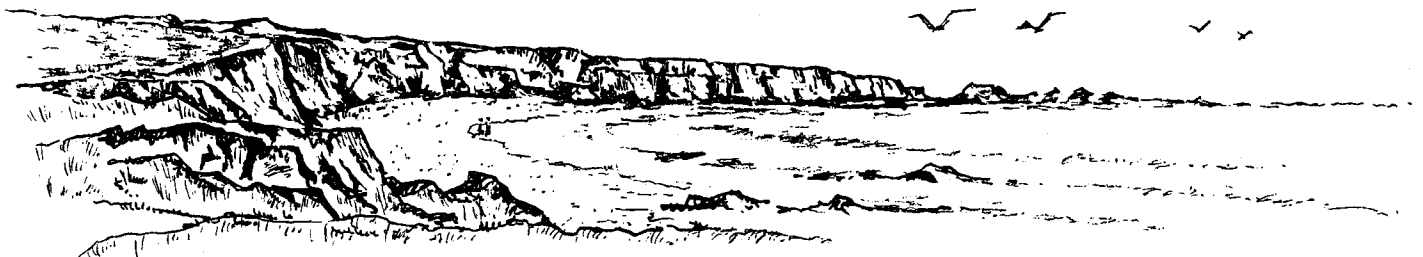
Second, the Board has reviewed the Public Hearing
Draft which the Planning Commission will hear on
the 23rd of June, 2005. The Board accepts the
changes proposed for Moonstone Beach Drive as
stated.

However, if there are any subsequent changes, we
would expect and request to be notified so that
we can give our input prior to any formal approval.

Sincerely,

Bob Clark, Sec., MBA

Jim Brownell, Pres., MBA





"Wayne Parrack"
<wparrack@earthlink.net>

06/21/2005 10:01 PM

To: <mneder@co.slo.ca.us>
cc:
Subject: Local Coastal Plan for Cambria and San Simeon

1-25

Martha,

As you may recall, at the North Coast Advisory Council I was the lone voice in the back of the room that objected to the 1% growth cap imposed in the current draft of the Local Coastal Plan for Cambria and San Simeon. I believe you have done a fantastic job overall with this document, and with the exception noted, I support and applaud the plan, your leadership and the hard work of your staff.

I think I understand the intent of the 1% language, which is to limit growth over the time span of the plan to a number that is close to the CCSD's proposed goal of 4650 residential units. However, the water master plan for Cambria will contain its own lot retirement program that will limit the number of buildable lots from the 6000+ number in your plan to a reduced number (4650) that is affordable and serviceable by the CCSD. So assuming that the CCSD water master plan contains a lot retirement component (and it will), then it seems to me that the 1% limit is unnecessary. In fact I would think the CCSD would want **more** building permits issued rather than less, so that more connection fees would be available up front to offset the cost of the desal plant and our lot retirement program.

Therefore, I recommend removing the 1% language altogether. When it comes to growth rates, all San Luis Obispo County residents should be treated equally.

Thank you, Martha. Ann and I plan to be at your Planning meeting this Thursday to reiterate these comments and answer any questions you or your team may have.

Regards,

Wayne Parrack
520 Hastings Street
Cambria
805-924-1184
wparrack@earthlink.net



"Deryl Robinson"
<drobinson1@socal.rr.
com>

06/21/2005 07:47 PM

To: <mneder@co.slo.ca.us>
cc:
Subject: Cambria and San Simeon Acres Community Plans

1-26

Dear Ms. Neder,

The following are my initial comments on the Subject Plan. I plan to have a more thorough response in by July 5, but I wanted to get this to you prior to the hearing this week.

Section 7-2: There is no justification for reducing the growth rate to 1% after a water project is built and there is no longer a water shortage. After the CCSD's moratorium is lifted, the rate should return to 2.3% to match rest of the county.

Also, this section is in conflict with 1-2.C and and 1-14. This extreme restriction on the growth rate is severely damaging to our property rights.

Section 7-2.A. It is unrealistic to force 20% of the water allocation letters every year to be reserved for multi-family. As long as there is no developer willing to do a market-rate multi-family project, then nobody will be able to make use of any of these allocations. Instead, this plan should require CCSD to reserve a percentage of its total capacity for multi-family, and then issue allocation letters from a separate multi-family wait list on demand just as they did prior to the moratorium.

Table 7-1. The allowable Gross Structural Areas (GSA) for 3,500 sf lots are too small to build a modern home. To make these homes liveable we should be allowed other ways to mitigate the impact of a slightly larger home. One way we would like to suggest would be to allow basements up to a stated maximum area or percentage to be excluded from the GSA.

Section 7-8.B.5. The definition of a Forested Lot is too restrictive. Under this definition and Table 7-1, the presence of only one 6" caliper Monterey Pine on a typical 3,500 sf lot reduces the already extremely restrictive GSA by 200 sf. This would not allow the construction of a 3 bedroom home with a 2 car garage.

UnLOC wishes to support the community's long term goal of saving and regenerating the Monterey Pine forest with disease resistant stock, but this restriction is counter-productive. It only creates an incentive for a property owner to remove any tree that can be shown to be diseased, and to make sure that no new disease-resistant trees are allowed to grow prior to obtaining a building permit. Since this is a 20 year plan, what it will create is a 20 year long de-facto ban on the planting of new trees on private lots.

Instead of this ill-advised approach, applicants should be allowed to obtain an exemption from the Forested Lot restrictions by planning their home to protect the mature trees on their property.

Thank you for the opportunity to comment.

Sincerely,
Deryl Robinson
President
United Lot Owners of Cambria



"Jane Dickson"
<janedickson@cox.net
>

06/23/2005 12:16 PM

To: <mneder@co.slo.ca.us>, "Deryl Robinson"
<drobinson1@socal.rr.com>, <AttorneyPenn@sbcglobal.net>,
<CambriaWolfe@yahoo.com>

cc:
Subject: Planning Commission Mtg: Thursday Night

1-27

From: Doug and Jane Dickson
Landowners and Previous home-owner in Cambria, temporarily living in Phoenix (UNLOC);CA
business owners

To: Ms. Martha Neder and all board members, CCSD

Re: Planning Commission Hearing

We are looking forward to being able to be Cambria homeowners again. When we sold our home on Cambridge in the Parkhill area, it was to be closer to the ocean, not to be shut out of our state* where we have chosen to live. We now have a lot and water position on Lancaster. We are ready to move our careers back to California as soon as we are able to, except we have been blindsighted by the change of plans for Cambria's allowance for us to build.

We were told by city officials, realtors, and long-term residents that growth rate throughout the county, without the moratorium in place, is 2.3% growth rate. We were willing to wait on the moratorium being lifted, due to the fact we believe Cambria should be protected from over-development. **We were told that the limited number of water positions would be an inherent measure to protect Cambria. Therefore, Cambria is already protected.** When you, the board, impose a 1% growth rate onto Cambria, and onto those who are on the wait list, you are forcing upon us a false conclusion that Cambria can grow at a growth rate different from the rest of the county. The premise that 1% growth rate should be forced upon Cambria's land and water-position owners is not backed up by any county code or popular vote. Imposing a false premise that Cambria cannot or should not develop further at 2.3%-- through the taxes of those waiting to move in on land we have brought and pay taxes on-- leads to a false conclusion. The board is acting on the false conclusion that, once the moratorium is lifted and present landowners with water access can build their homes on their lots, a degree of the moratorium should remain in place by grossly changing the growth rate for Cambria only. This false conclusion implies that Cambria should not be allowed to increase population and the benefit of new infrastructure needed in Cambria as the rest of the county dictates is reasonable.

For the board to truly represent the people of Cambria, the board should respect those of us who are already owners and tax-payers. We are attorneys too; we are business owners also, and some of us are college instructors who have taught adult students how to identify a false argument.

This insertion of 1% growth rate can be called insidious or unfair, but it is a falacy of thought.

*It is a falacy for us to say that to not be able to build our California home is to be shut out of our home state. However, we have heavily invested in an area we believe in, and so we cannot afford to buy a home or land anywhere else. Yes, we took a risk, but our risk--and conclusion to buy--was based on facts about county growth and sound premises.

Sincerely
Jane Dickson and J. Douglas Dickson



Jim Bahringer
<jim@fogsend.com>

06/22/2005 03:41 PM

To: mneder@co.slo.ca.us
cc:
Subject: Cambria Design Pin Comment

1-28

I'll be brief as I understand that you are busy.

I recommend that: Cambria design Plan Ch. 5 East Village Pg 42 Mid page bullet that we strike the last sentence.

Development guidelines for this site are given in more detail in section J.3 of this chapter.

And:

Delete section J.3

Reasoning:

- 1) We have restored the Williams House
- 2) Set Backs required on Pg 7-30 (Chap 7 Planning Area Standards) and the fact that I own less than 50' of property to the west of my house makes the guideline "to begin a progression of houses toward East village" impractical.
- 3) Section B.8 Pg 7-11 Cambria Urban Standards Suggest 'clustering' and
- 4) pg 7-18 County wide 8d has standards for hillside development.

Therefore, all pertinent issues of section J3 seem to be addressed elsewhere in the plan.

Thank you for your consideration.

Regards, Jim Bahringer

805-909-8141



Jim Bahringer
<jim@fogsend.com>

06/23/2005 09:45 PM

To: mneder@co.slo.ca.us
cc:
Subject: Nevermind

1-29

The staff report given today clarified the status of the Cambria Design Plan vis-a-vie the Local Coastal Plan. It seems that portions of the otherwise adopted plan are being placed INTO the LCP in this go around therefore it is likely inappropriate for me to request a change to wording on section J.3.

It is a nit but thanks for your attention anyway.

Regards,

Jim Bahringer

1-30

June 10, 2005

Dept. of Planning and Building
San Luis Obispo County
County Gov't Center
San Luis Obispo, CA 93408
Tel: 805-781-4576
mneder@co.slo.ca.us

Attn: Ms. Martha Neder

Ref: Letter to Property Owners in Cambria and San Simeon Acres dated May 19, 2005

Dear Ms. Neder,

We have been invited to express our views on the content of your letter in which you propose to change the designation of Tract 226; APN: 023-492-001 through -034 from CS to MFR. We live adjacent to the property, and in fact own two of the thirty four parcels. Herein we will address our concerns over the planned change of land use in three areas, Safety, Noise Pollution, and affect on Wildlife;

Safety:

The current residents of Wood Dr. and Evensong have two exits out of the tract. Wood Dr. intersects with Eton Rd. at the south end. In Sept. of 2005 a new Middle School will open. Thus at certain times each school day many parents will be trying to drop off or pickup students. With 34 parcels planned for this tract lets conservatively assume that a minimum of two cars per household, plus a few trucks will be garaged there. I imagine that most of the residents will try to egress Eton Rd. in the a.m. about the time that school children are being dropped off. The same scenario may occur later in the day as students are let out.

At the other extreme, residents of Wood Drive exit the tract onto Burton via a short passage onto Patterson. It is very difficult to safely exit onto Burton Drive. because the driver only has a limited view of cars coming from the direction of the village. Traffic there typically travel at least 30 MPH, thus the driver has only seconds to make the decision to exit or not. If our assumption is correct as to the number of vehicles potentially added by this tract then we envision a real safety concern as many cars line up on Patterson waiting their turn, and in the meantime frustrated by the delay as each tries to exit safely.

Noise Pollution:

The plan for Tract 226 calls for a 19 foot corridor around the perimeter. Our primary concern is that this corridor will not provide sufficient isolation from the noise that we anticipate will come from such a high density project. The garages are planned to face toward the corridor. Thus we can anticipate a lot of exhaust noise from cars as they move about the project and park. In addition these multi family residences would be built two stories high. That scenario leads to another problem, invasion of privacy. There a many single family one story high homes on Wood Drive (including ours). We would lose all privacy as these two story residences, separated by only fifty feet from our homes, would have a full view of our activities.

1-31

The Affect On Wildlife In The Area:

Deer constantly cross over Wood Drive from meadows on Eton Rd. and Main St. to eat in the tract, and then exit returning to the meadows. The Dept. of Fish, Game, and Wildlife will be greatly interested should any plans be made to upset their ability to continue grazing.

We urge the people in the County Planning Department to change the zoning of this tract from CS to Open Space (OS). That should ensure that current and future residents in East Lodge Hill will not have to endure the noise pollution, and safety issues, that are certain to follow if you move to designate this tract MFR. We and four of our Wood Drive neighbors own a total of six parcels in this tract. Our intent was, and remains, to take every step within our rights to keep this tract an open space. We would consider signing the deeds over to the CCSD should you decide to rezone the tract OS.

Sincerely,
Roland and Iona Soucie
3144 Wood Drive
Cambria CA 93428
Tel: 805-927-1108
rsoucie@charter.net

Roland Soucie
Iona C. Soucie

1-32

June 16, 2005

Dept. of Planning and Building
San Luis Obispo County
County Gov't Center
San Luis Obispo, CA 93408
Tel: 805-781-4576
mneder@co.slo.ca.us

Attn: Ms. Martha Neder

Ref: Letter to Property Owners in Cambria and San Simeon Acres dated May 19, 2005

Dear Ms. Neder:

This letter will express our views on a courtesy notice we have received regarding the proposed zoning change of Tract 226; APN: 023-492-001 through -034 from CS to MFR. We own and reside adjacent to the property. We also own 1 1/3 of the thirty-four parcels. We have lived here since 1999 and have seen at least 18-20 new houses built in our area. We have real concerns with the planned change of land use of Tract 226 and how it will affect safety, noise pollution, and the wildlife.

Safety

Wood Drive and Evensong only have two exits. Going south onto Eton Road is a new grammar school that opens August 2005. In the morning and afternoon, you can be assured that it will be crowded with parents transporting their children, while other residents head towards work via highway 1. With 34 parcels planned for this tract, garaging between 2-4 cars (or possibly trucks) for each parcel, traffic and safety become issues.

At the other exit, via Patterson, is Burton Drive and directly across is Cambria Pine Lodge with tourist traffic. You have limited visibility from the direction of the village and traffic from the west side (Burton exit, highway 1). If the best guess is correct as to the number of vehicles, again it becomes a safety concern. Besides the concern of traffic backing up in the neighborhood that leads to frustration and possible accidents, is the wear and tear of these roads. The roads at both exits cannot handle this vehicle congestion and the roads will take its toll.

1-33

Noise Pollution

Tract 226 has a plan for a 19-foot corridor around the perimeter. The perimeter can not provide sufficient isolation from noise we anticipate will eventually happen from such a high-density project. The garages face toward the corridor and the backyards of those on Wood Drive and Evensong. There will be exhaust fumes and noise from the vehicles at all times of the day. The plan also suggests the units be two stories, which becomes an invasion of privacy with many of the one-story homes on Wood Drive. There is only a separation of fifty feet between us.

Wildlife and Environment

This area currently provides wildlife habitat with deer that come down from the hills to graze, and visits from raccoons and others who live amongst the brush. The large trees house a variety of birds including owls, hawks, pigeons and doves. To wake up with the sounds of birds or go to bed with "quiet" is why we live here. I wonder which environmental groups may be interested should the plan go forth.

Preserving and maintaining values of open land is important for the current and future residences of East Lodge Hill. We strongly encourage the people in County Planning Department to change the zoning of Tract 226 from CS to Open Space (OS). This will ensure the residence what they have enjoyed all along and not have to endure the noise pollution, safety issues that inevitability follows by changing to MFR. We and four of our Wood Drive neighbors own a total of six parcels in Tract 226. Our intent was, and remains, to preserve this area as open space.

Sincerely,


Greg and Barbara Shippie

3164 Wood Drive
Cambria, CA 93428
Tel: 805-927-8060
snoplwpete@yahoo.com

1-34



"Rachel H. Youngman"
<hockett@charter.net>

06/19/2005 11:15 AM

To: "Martha Neder" <mneder@co.slo.ca.us>
CC:
Subject: Tract 226; APN: 023-492-001 through -034

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

June 19, 2005
Ms. Martha Neder, AICP, Planner
Department of Planning and Building
San Luis Obispo County

Re: Tract 226; APN: 023-492-001 through -034

Dear Ms. Neder:

Thank you for this opportunity to express our views concerning the designation of the above-referenced tract. At 2992 Wood Drive, we live in the immediate vicinity of this lovely space. We walk daily on McLeod Way, past this wooded lot, often noticing deer, hawks, and other creatures enjoying their natural habitat. Any change in land use for this tract should be in support of the natural environment and the extant wildlife, and in opposition to neighborhood overcrowding and increased air and noise pollution. Issues to consider include:

- Why fix it when it "ain't broke?" This 4-acre patch of natural serenity within easy walking distance of all our neighbors should be enhanced and supported. Many residents have chosen Cambria because of its *natural* setting. They have worked hard and saved in order to live a more peaceful life, far from the cacophony and congestion of urban America. We suggest that the planners recommend to the County Supervisors limited park development with a path and benches as the sensible and essential alternative to commercial or residential development.
- Residential development will (a) ruin this natural habitat; (b) increase auto congestion and traffic problems; (c) increase the risk of accident at the two exits from our neighborhood, soon to be busier than ever with the opening of the new elementary school nearby; and (d) increase air pollution. Is this the sensible use of land in our vicinity?
- An enlightened and eco-friendly decision for the use of this tract would be to declare it "open space." We are firm in our opposition to a MFR designation for this beautiful, natural (for flora and fauna) area. We would be in strong support of limited enhancement (via paths and benches) of this space for neighborhood use.

We look forward to further discussion with you and the County Planning Commission members at your upcoming scheduled meetings.

Sincerely,

Richard Youngman
Rachel Youngman
2992 Wood Drive
Cambria, CA 93428
805-927-2456
hockett@charter.net

1-35

June 19, 2005

Martha Neder, AICP, Planner
Department of Planning and Building
San Luis Obispo County

RE: COMMUNITY PLAN UPDATE: TRACT 226

I am writing in regard to one of the items on the agenda for the June 23 Planning Commission meeting, the proposed rezoning of Tract 226: APN: 023-492-001 through – 034 Commercial to Residential Multi Family. As a part owner of one of these parcels I wish to express my opposition to this plan of action.

Before addressing specific concerns, I am troubled by how this action would affect CCSD's Master Plan concerning the buildout in Cambria. As I understand it, residential property owners who are not currently on the water list would be unable to build on their property. The CCSD is now exploring how to retire these lots. If this proposal were to be implemented, the CCSD and the Department of Planning and Building would be working at cross purposes. Is it fair to deprive some people of their right to build and let others get around this growth restriction through rezoning? I belong to a group of neighbors who have purchased parcels of land in this tract with the hopes of keeping them undeveloped, which seems to be in keeping with the Master Plan.

I think the issue at the core of this debate is the lack of low-cost housing in Cambria. I am aware of over 200 new hotel rooms being added here and in San Simeon over the next few years. This will require many more service- industry employees. Although our area is zoned multi-family, the majority of the residences are single-family houses. Of those units that are multi-family, the density of the population is much higher than normal. To put it simply, maids and food-service workers can't afford to live in Cambria unless many wage earners live together. This means that instead of two cars per household, there may be five or six. To have this tract of land developed into low-cost housing would completely change the character of our neighborhood.

Cambria has just witnessed the installation of its first traffic light, which apparently looked good on paper but in real life is not wanted or needed. In its defense, we keep hearing "nobody objected when it was in the planning stage." I have looked at the county's estimates for how much traffic 33 new housing units would generate (from a prior study) and they are out of touch with reality.

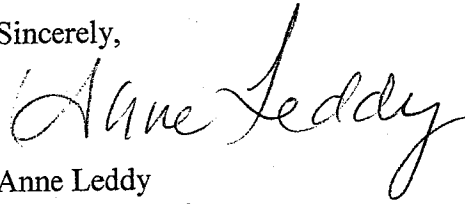
In closing I would like to point out that this neighborhood is currently enduring the construction of a new elementary school to serve all of Cambria. This school is situated on land that is not well suited for this purpose and construction has already generated

1-36

Martha Neder
June 19, 2005

\$300,000 worth of fines (to be paid by the taxpayers) for polluting the creek. In my opinion, this site was chosen because it was the path of least resistance. The impact of the traffic on our local streets the school will generate has yet to be measured. This neighborhood plans to mount plenty of resistance to the development of low-cost housing in our backyard.

Sincerely,

A handwritten signature in cursive script that reads "Anne Leddy". The signature is fluid and elegant, with a large initial 'A' and a long, sweeping tail on the 'y'.

Anne Leddy
3170 Wood Drive
Cambria, CA 93428

LETTER OF TRANSMITTAL

1-37

Michael Kreps, Architect

303 NORTH CHURCH STREET
VISALIA, CA. 93291-5008
TEL: (559) 732-3060
FAX: (559) 636-8585
EMAIL: michaelkrepsarch@pacbell.net

PROJECT NUMBER:

DATE: JUNE 22, 2005

TO: COUNTY OF SAN LUIS OBISPO
COUNTY GOVERNMENT CENTER
DEPT. OF PLANNING & BUILDING
S.L.O. CA 93408
TEL: (805) 781-5600
FAX: (805) 781-1242
EMAIL: PLANNING@CO.SLO.CA.US

ATTENTION: MARTHA NEDER, AICP, PLANNER

RE: PUBLIC HEARINGS FOR THE NORTH COAST AREA PLAN -
TRACT 226

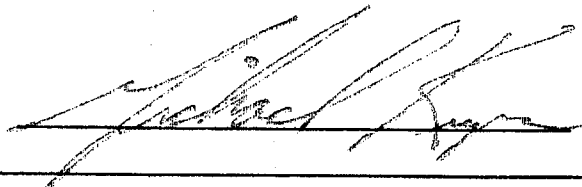
ITEMS: SUPPORT FOR ZONE CHANGE

TRANSMITTED: FAXED, COVER PAGE ONLY.

REMARKS: I WANTED TO CONVEY MY SUPPORT FOR THE ZONE
CHANGE FOR TRACT 226 TO MULTI FAMILY. I HAVE BEEN
WORKING WITH THE S.L.O. COUNTY PLANNER, JOHN
HOFSCROER, FOR THE LAST 14 YEARS TO REZONE THIS
PROPERTY TO WHAT THE STAFF FELT WAS COMPATIBLE
WITH THE AREA. I CURRENTLY OWN 4 LOTS AND CONTROL
2 MORE AND HAVE SIGNED LETTERS OF SUPPORT (ON FILE
WITH THE COUNTY) FOR THIS ZONE CHANGE. IF YOU
HAVE ANY ISSUES THAT NEED TO BE ADDRESSED PLEASE
GIVE ME A CALL. I WILL BE OUT OF THE COUNTRY FROM
JULY 9-23. I WILL BE HAPPY TO MEET WITH YOU AFTER
THAT DATE.

COPY TO: FILE

SIGNED:



1-38



jerry paquin
<gerardpaquin@yahoo
.com>

05/23/2005 03:18 PM

To: mneder@co.slo.ca.us
cc:
Subject: Re: Planning commission hearings

Martha-thank you for your very speedy response to my e-mail and I would like to offer my support for this proposal; if you wouldn't mind please send me the regulations regarding the SRA designation; my address is: 1008 Monica LN, San Jose, Ca 95128; thanx again for your prompt response. Jerry

mneder@co.slo.ca.us wrote:

Hi Jerry - Sorry about that oversight. SRA stands for Sensitive Resource Area. This designation was applied to the area because the North Coast Shoreline consists of low marine terraces with accessible beaches and coves interspersed with rocky shorelines and steep bluffs. The SRA designation is proposed to be removed from the area between the shoreline and an area near the creek because it is already developed and no sensitive resources exist.

An SRA designation subjects a property to additional regulations that typically require additional permits, studies, and findings. Basically any approved development would first need to show that it would not impact the features of the site that were the basis for the SRA designation.

Removal of this designation from your property as proposed in the Public Hearing Draft of the Cambria and San Simeon Acres Community Plan would mean your property would not be subject to the above described regulations. If you give me your address or fax number I can send you the regulations related to SRAs.

Removal of the SRA is proposed as part of the Public Hearing Draft. You may forward your support of or objection to the proposal via email to me or you may attend the hearings so that the Planning Commission may consider your comments in their decision.

Please let me know if you have additional questions or need more information.

Sincerely,

Martha Neder, AICP
Planning and Building
San Luis Obispo County
V: (805) 781-4576
F: (805) 781-1242

1-39

jerry paquin
oo.com> cc: judy paquin
Subject: Planning commission hearings
05/23/2005 02:34
PM

Martha- I have just received a letter regarding a public hearing meeting to be held on June 23, 2005 in SLO. I have a parcel named on the back of said letter which states that the action proposed for this parcel would be to: "Remove SRA from developed lots". No where in this letter does it give a definition for the letters SRA. What does SRA mean or stand for and how would it affect our properties?

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>



1-40

June 2, 2005

Ms. Martha Neder
County Planning & Building Department
County Government Center Room 310
San Luis Obispo, CA 93408-2040

Re: North Coast Area Plan GPA
Request for Zoning change on one half of property from CR to RMF
APN 013-071-019

Dear Ms. Neder:

Thank you for sending us copies of the May 2005 version of the Cambria and San Simeon Acres North Coast Area Plan and the draft EIR dated 5/18/05.

We are the owners of the referenced Property which is a parcel with 209 feet of frontage on Avonne Ave. and State Highway No. 1, in the area of San Simeon Acres Village (see attached maps).

The purpose of this letter is to ask for the Planning Staff's consideration of zone change on the easterly one half of the property from CR to RMF (see attached exhibits). We believe this land use change is warranted on the following basis:

- The property has frontage on two streets allowing development of two compatible land uses: Retail on the 157 X 209 frontage of Highway 1, and residential on the 157 X 209 easterly portion of the property fronting on Avonne Ave (see the attached maps). All of the properties east of Avonne are or will be developed as residential.
- Two parcels on the east side Avonne will be rezoned to RMF as indicated on the map facing page 7-104, in the Area Plan. If approved, our residential component would interface with the residential development on the east side of Avonne.
- The economic viability of developing a 307 foot deep property on the Highway is questionable. Existing motels along the eastern side of the Highway are struggling for occupancy, and have given way to monthly rentals to those working in the nearby areas. Pure retail usage in the

1-41

area is having a difficult time in attracting customers. Dividing our property into two halves would result in a smaller but more sustainable retail element, and help satisfy the need for housing for those employed nearby.

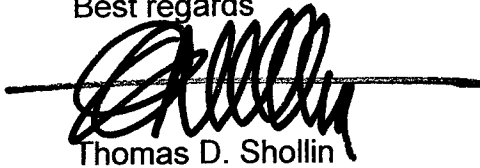
I would also like to bring to your attention Figure 4.8-2 of the draft EIR. This exhibit indicates that the area between the Highway and Avonne is presently zoned RMF (see the legend for this figure). Our property is located in that area. Of course, this Figure is inconsistent with the above referenced colored map facing page 7-104.

Finally, I have prepared several exhibits that pictorially describe this request and the properties in the area.

We respectfully, invite the Planning Staff's consideration of our land use revision request.

Thank you for your prompt attention to this matter. Please call with any questions on X 307.

Best regards



Thomas D. Shollin
Vice President

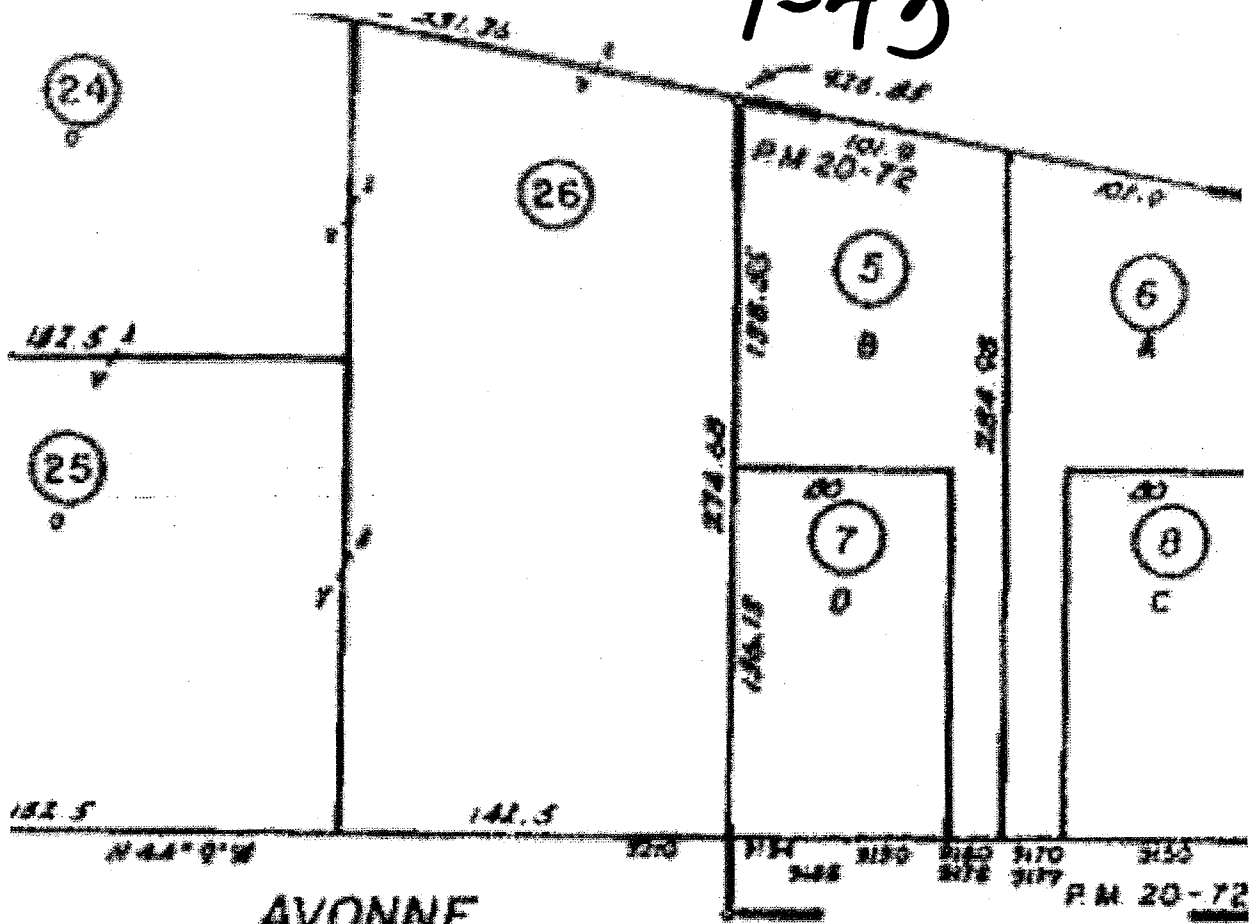
13-07

SUBJECT PROPERTY

Van Gorden Partition of part of Rancho San Simeon, R.M. Bk. B, Pg. 108
Arbuckle Tr., Recorded Survey Bk. 6, Pg. 49

Assessor's Map Bk. 13--Pg. 07
County of San Luis Obispo, Calif.

1-43

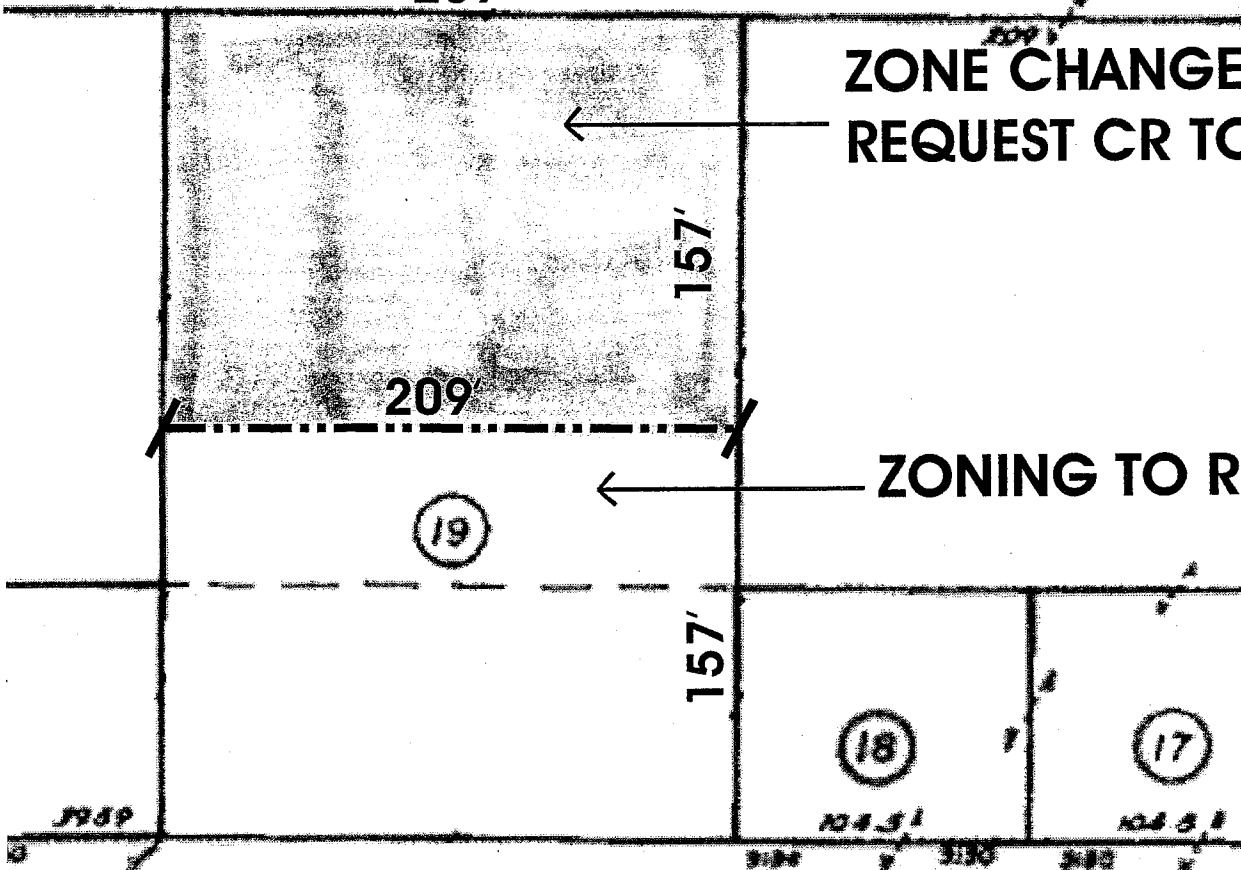


AVONNE

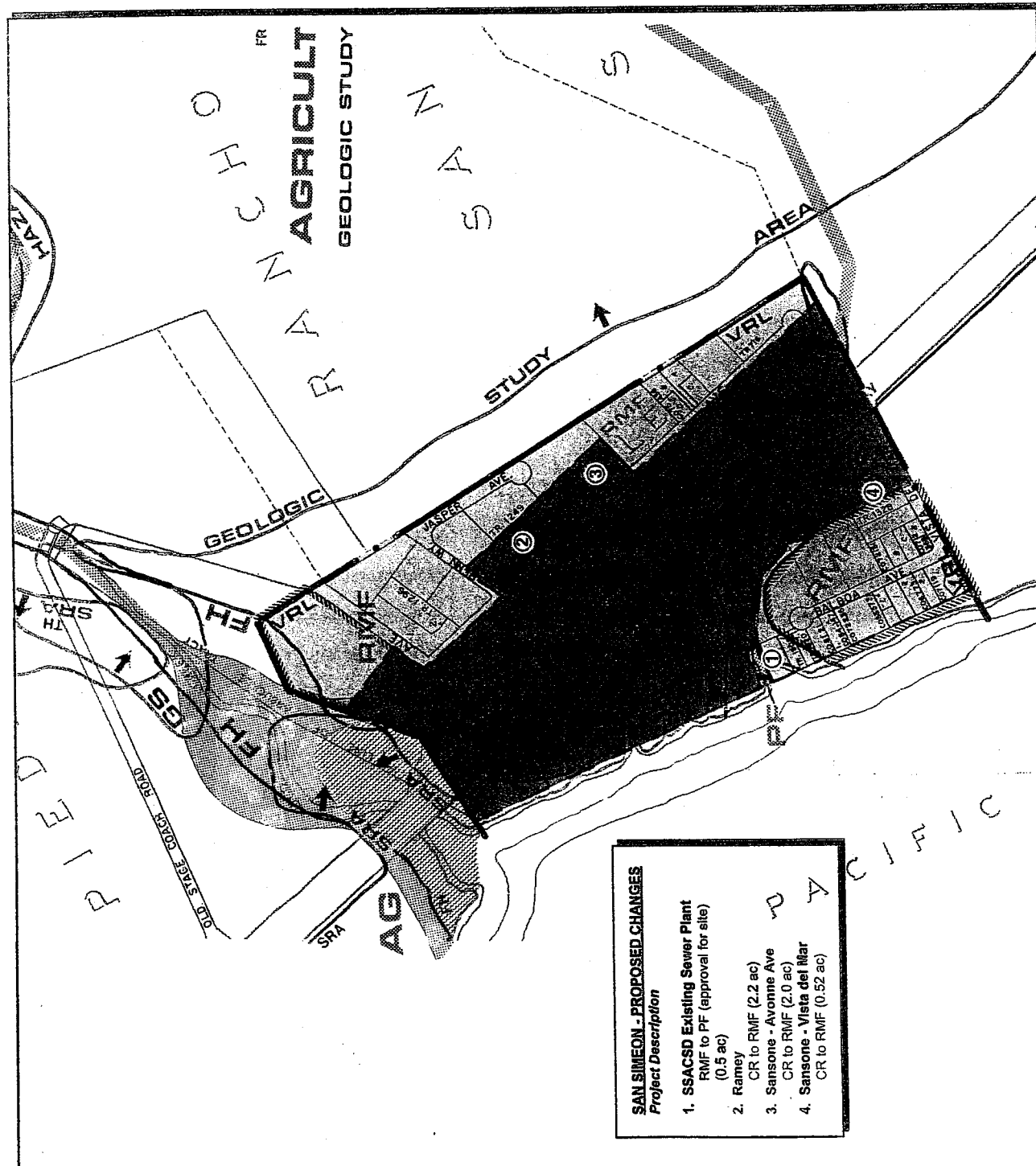
209'

ZONE CHANGE
REQUEST CR TO MFR

ZONING TO REMAIN CR



CALIF. STATE HWY. 1



SAN SIMEON - PROPOSED CHANGES
Project Description

1. SSACSD Existing Sewer Plant
 RMF to PF (approval for site)
 (0.5 ac)
2. Ramey
 CR to RMF (2.2 ac)
3. Sansone - Avonnie Ave
 CR to RMF (2.0 ac)
4. Sansone - Vista del Mar
 CR to RMF (0.52 ac)

LEGEND

LAND USE CATEGORIES

| | |
|-----|-----------------------------|
| AG | Agriculture |
| RL | Rural Lands |
| REC | Recreation |
| RR | Residential Rural |
| RS | Residential Suburban |
| RSF | Residential Single Family |
| RMF | Residential Multiple Family |
| O/P | Office & Professional |
| CR | Commercial Retail |
| CS | Commercial Service |
| IND | Industrial |
| PF | Public Facilities |
| OS | Open Space |

BOUNDARIES

- Urban Reserve Line (URL)
- Urban Service Line (USL)
- Village Reserve Line (VRL)
- Planning Area
- Central Business District

SCALE



NOTE: This map is for reference purposes only. Official maps showing precise property lines and land use category boundaries are on file in the Planning Department.

5 SAN SIMEON
LAND USE CATEGORIES
Proposed Changes

July 2004

San Luis Obispo County Department of Planning and Building

1-45

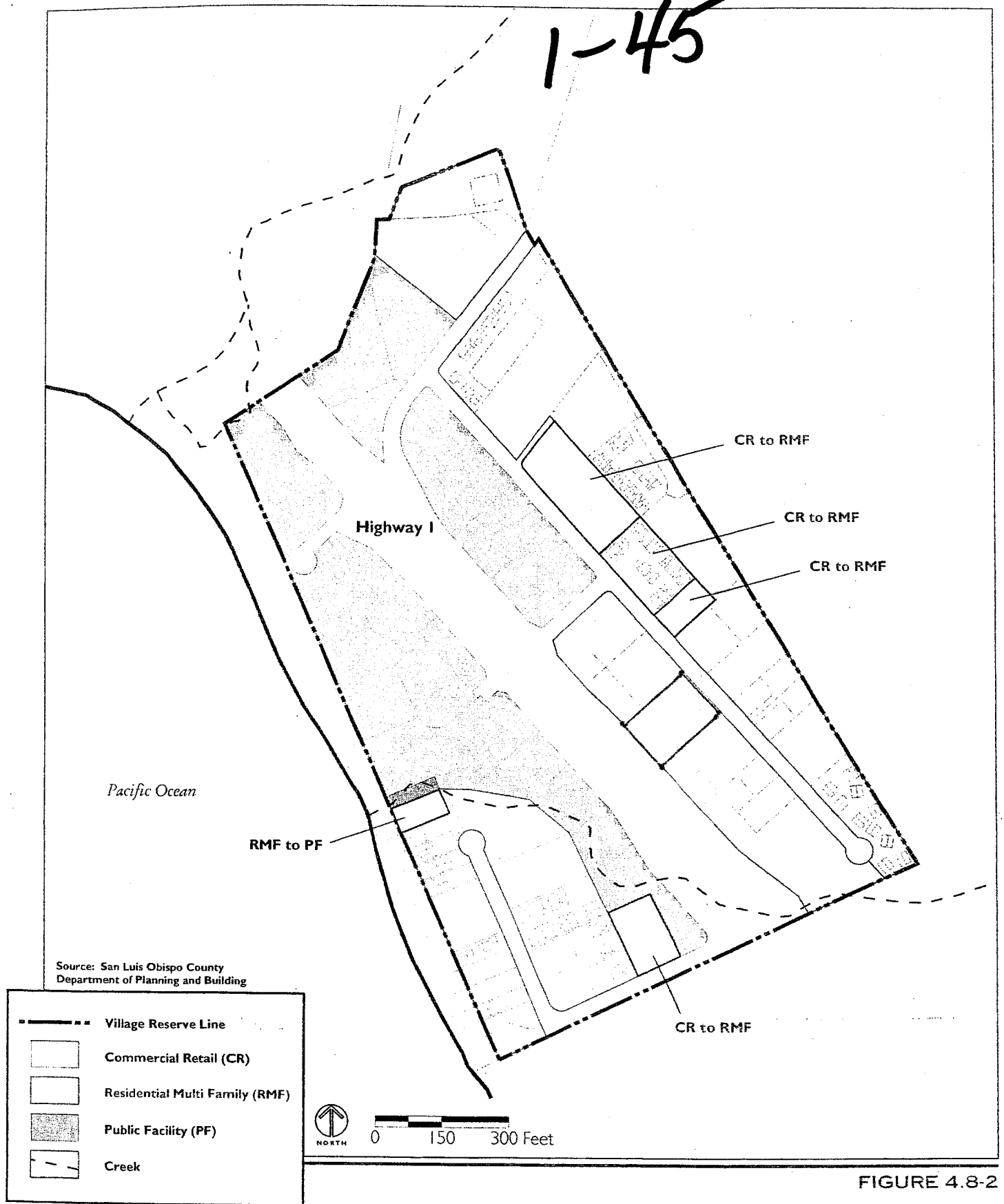


FIGURE 4.8-2

SAN SIMEON ACRES LAND USE CATEGORY CHANGES

CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS OF THE
NORTH COAST AREA PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

1-46



Lona Franklin

06/23/2005 12:43 PM

To: gene@ecospray.ws, sarahcreston@earthlink.com,
schristie@coastal.ca.gov, earthdesign@charter.net,
joepenny@sbcglobal.net, broos@fix.net, Martha
Neder/Planning/COSLO@Wings

cc:

Subject: San Simeon

----- Forwarded by Lona Franklin/Planning/COSLO on 06/23/2005 12:43 PM -----



"mpowergiacoletti"
<mpowergiacoletti@pr
odigy.net>

06/22/2005 12:34 PM

To: <lfranklin@co.slo.ca.us>

cc:

Subject: San Simeon

Dear Ms. Franklin,

Most of the residents of San Simeon are concerned about the continuing decline of our small community and would appreciate if you would communicate this concern to the members of the Planning Commission.

I, and many other members of the community, are unable to attend the meeting(s) which involve strategic planning for San Simeon. We are, however, alarmed, at the possibility of converting more motels into "monthly rentals."

The former Courtesy Inn, now called Oceanside Inn, is an unfortunate example of how lack of oversight by any County agency can contribute to the rapid deterioration of a community. San Simeon has been described variously as a "slum," "ghetto," "haven for illegal immigrants," "Meth Lab." A coastal town should not devolve into a "border town."

San Simeon Acres is a small community which simply does not have the resources to accommodate unplanned, unmonitored, and substantial increases in population. Highway 1 is a designated "Scenic Highway." As such, it is not intended to sustain the amount of increased traffic which is created by overwhelming a community with a population increase discordant with the established criteria.

The residents of San Simeon urge the Planning Commission to take steps to insure that our community is an example of good coastal planning rather than one whose aesthetic potential has been obliterated by County neglect.

Respectfully,

Mary Giacoletti
9349 Jasper Way
San Simeon, Ca 93452 (805) 924-0332

47

Replacement Pages

1-48

- C. **Rental Housing Costs.** Rents in Cambria are higher than in the rest of county and the state (see Table 2-10 2-12).

Table 2-10
Rental Housing Costs - 2000

| Category | Cambria | | County | | State | |
|---|---------|-----|--------|-----|-----------|-----|
| Median rent (\$) | \$868 | | \$719 | | \$747 | |
| Renters paying > 30% of income for housing | 300 | 44% | 16,865 | 48% | 2,079,695 | 40% |
| Source: 2000 Census | | | | | | |

- D. **Year Housing Built.** The housing stock in Cambria is quite new, with 73 percent built since 1970. In the year 2005, there were approximately 4,000 dwellings within Cambria's Urban Reserve Line (see Table 2-11 2-13).

Table 2-11
Year Housing Built - 2000

| Occupancy | Cambria | | County | | State | |
|-----------------|--------------|---------------|----------------|---------------|-------------------|---------------|
| | | % | | % | | % |
| 1999-March 2000 | 89 | 2.37 | 2,407 | 2.35 | 191,345 | 1.57 |
| 1995-1998 | 416 | 11.09 | 6,595 | 6.45 | 541,056 | 4.43 |
| 1990-1994 | 310 | 8.27 | 8,463 | 8.27 | 845,325 | 6.92 |
| 1980-1989 | 1,206 | 32.16 | 25,338 | 24.77 | 2,098,028 | 17.18 |
| 1970-1979 | 728 | 19.41 | 26,096 | 25.52 | 2,504,157 | 20.50 |
| 1960-1969 | 460 | 12.27 | 13,112 | 12.82 | 2,047,205 | 16.76 |
| 1940-1959 | 342 | 9.12 | 13,912 | 13.60 | 2,834,883 | 23.21 |
| 1939 or earlier | 199 | 5.31 | 6,352 | 6.21 | 1,152,550 | 9.44 |
| Total | 3,750 | 100.00 | 102,275 | 100.00 | 12,214,549 | 100.00 |

- E. **Occupancy Type.** Approximately 21 percent of the homes in Cambria are occupied only on a seasonal basis. Those homes are not usually available for local permanent residents. Occupancy type describes who actually occupies a

1-49

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| Total | 3,750 | 100.00 | 102,275 | 100.00 | 12,214,549 | 100.00 |

- E. Occupancy Type.** Approximately 21 percent of the homes in Cambria are occupied only on a seasonal basis. Those homes are not usually available for local permanent residents. Occupancy type describes who actually occupies a

1-50

There are currently two County parks within the Cambria CSD. Lampton Cliffs Park is a 2.2 acre neighborhood park with trails and coastal access. Shamel Park is a 6-acre County community park located on Windsor Boulevard. Shamel park provides picnic areas, play equipment, a swimming pool and coastal access. There are also developed coastal access ways at Wedgewood Street and Harvey Street. Green Space, The Cambria Land Trust, owns 11 pocket parks in Cambria as well as Strawberry Canyon, a 16.0-acre open space area, and the Center Street 1.6-acre open area.

In November 2000, the CCSD took title to the **more than 400-acre 417-acre** East West Ranch with the intention of using the ranch for public recreation and open space. The Parks and Recreation Department (**former PROS Commission**) is currently facilitating the development of a **29 to 30 acre** community "active recreation" park on the East Ranch. The community park could include a community center in addition to other sports and recreation facilities.

Regional Parks. The Master Plan estimated that the county as a whole, including the North Coast Planning Area, met the standard for regional facilities. However, because the standards recommend that a regional park be no further than one hour from the users, Cambria does not meet the standard. Current estimates indicate that a regional park is needed in the north coast.

Neighborhood and Community Parks. Tabulation of existing neighborhood and community park acreage, including 50 percent credit for school playgrounds, indicates that Cambria's 1999 supply of park acreage is approximately 85 percent of the recommended standard. Recreation acreage in Cambria is summarized in Table 3-6.

Table 3-6
Neighborhood and Community Park Status
North Coast Planning Area

| Community | Current Supply (Acres) | Current Need (Acres) | Estimated Need, Buildout (Acres) |
|------------------|------------------------|----------------------|----------------------------------|
| Cambria | 29 | 34 | 121 |
| San Simeon Acres | 0 | 2 | 4 |
| Total | 29 | 36 | 125 |

Future growth in both the County and the State will affect Main Street and Highway One. With approximately one-third of Cambria's downtown land underdeveloped or vacant, substantial commercial buildout may occur during the term of this Plan. Preparation of future Specific Plans and LCP amendments should carefully address these issues before a commitment to substantial development is made.

The 2005 Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft Environmental Impact Report recently updated North Coast Circulation Study and the 1996 Draft Environmental Impact Report for the North Coast Update examined daily volume and levels of service summer weekday peak hour volumes for various roadway segments in the Planning Area. Existing and forecast traffic volume and corresponding levels of service are shown on Table 5-2.

Emergency response is a significant unmet need, and the ability of residents in certain areas in Cambria to evacuate in case of a forest fire is limited. In the future, a number of collector roads may be needed to guide traffic out of the three major residential areas to Highway One, and away from any advancing fire. Similarly, a connection is needed between Park Hill and Lodge Hill to enhance safety and emergency access.

1-52

Table 5-2
Existing and Future Average Daily Segment Analysis
Roadway Levels of Service North Coast Planning Area
(Based on Peak Hour Traffic Volumes)

| Roadway Segment | Existing | | Buildout | |
|---|--------------|-----|--------------|-----|
| | Daily Volume | LOS | Daily Volume | LOS |
| Hwy One, south of Hwy 46 | 8,034 | A | 11,641 | B |
| Hwy One, Hwy 46 to Ardath Dr. | 7,588 | A | * | * |
| Hwy One, between Burton Drive and Ardath Drive | 13,360 | C | 19,357 | C |
| Hwy One, between Main Street and Burton Drive | 10,213 | A | * | * |
| Hwy One, north of Cambria | 7,100 | A | 10,995 | A |
| Hwy One, south of County Line | 2,600 | A | 10,287 | A |
| Hwy One, between Main Street and Cambria Drive | * | * | 3,767 | A |
| Hwy One, between Cambria Drive and Burton Drive | * | * | 17,485 | C |
| Hwy 46, east of Hwy One | 4,399 | A | 6,287 | A |
| Main St., Cambria Drive and Burton Drive | 9,075 | A | 13,149 | C |
| Main St., Burton Drive and Hwy One | 3,069 | A | 4,446 | A |
| Main St., between Hwy One and Cambria Drive | 10,003 | A | 14,494 | C |
| Ardath Dr., west of Hwy One | 4,146 | A | 6,007 | B |
| Source: <i>Draft EIR Cambria and San Simeon Acres Community Plans of the North Coast Area Plan, 2005.</i> | | | | |

* This data will be updated in the Final EIR. Table 5-2 will be updated accordingly.

A. Combining Designations

1. **Geologic Study Hillside Areas (GSA).** This designation for rural areas basically includes moderate to high landslide risk areas and moderateto high liquefaction hazard areas as identified in the Seismic Safety Element. Two areas, however, were reevaluated by Envicom Corporation. The Environmental Data Base for Hearst Ranch removed some former high risk rated areas from the coastal lowlands. The Geologic Study Area for the Cambria Urban Area, formerly identified as a moderately high risk area, is limited to those unsubdivided portions of the community where slopes are greater than 20% encompasses the entire Cambria Urban Reserve Area. These areas of steep slopes must be evaluated for engineering problems associated with building and access construction related to lot size as well as possible aesthetic adverse visual impacts of caused by hillside grading for roads and building sites.
2. **Arroyo de la Cruz, San Carpoforo, Pico, San Simeon, Santa Rosa, and Perry, and Creeks (FH).** These are identified areas of potential flood hazards; development and fill in the creeks should be avoided, or incorporate mitigation measures. Maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout. (Mod43a)
3. **North Coast Shoreline (SRA).** The entire shoreline is a valuable scenic and natural resource which must be protected from excessive and unsightly development. Most of the coastline consists of low marine terraces with accessible beaches and coves, interspersed with rocky shorelines and steep bluffs providing for a variety of passive recreation uses. Offshore are found rocks, reefs, and kelp beds. The Monterey Bay Marine Sanctuary provides protection for the rich offshore marine habitat, and extends from 35 degrees 33 minutes North latitude (a point on the West Ranch in Cambria, approximately 1600 feet south of SeaClift Estates) northward through Monterey County. The rugged, Sierra Nevada, San Simeon and Piedra Blancas points are of significant visual and environmental importance. The entire North Coast between Ragged and San Simeon Point and Reef also sustains important are marine habitats, and provides for a variety of passing recreation uses. resources of particular importance. North of San Carpoforo Creek, steep-sloped mountains rise abruptly from the ocean, limiting public use to the scenic views from Highway One.
4. **Monterey Pine Forests (SRA)(TH).** Native Monterey Pines occur in only a few areas along the California coast from north of Santa Cruz south to Cambria, and on one of the Channel Islands off the Santa Barbara County Coast. While widely grown in the Southern Hemisphere as a commercial timber, the Monterey pine occurs in only three

areas of its native California. The southernmost stand in California is the 2,500 acres surrounding Cambria, with another isolated 500 acres at Pico Creek. These stands are extremely important as a "gene pool," due to genetic variations found there. Relatively undisturbed stands occur on the Cambria fringe area and in isolated pockets to the north. Monterey pine forests cover most of the Cambria Urban Area. The larger remaining stands in undeveloped areas should be retained intact as much as possible, by use of designing cluster development at very low densities in open areas or areas of sparse tree cover. ~~and p~~ Preservation of finer specimen stands is recommended through the use of open space easements, avoidance by development, and direct purchase. The introduction of hybrid species of pines is discouraged in the forest.

5. **North Coast Creeks (SRA)(ESHA).** Portions of Santa Rosa, San Simeon, Pico, and Little Pico, Arroyo de la Cruz, and San Carpoforo Creeks are anadromous fish streams which should be protected from impediments to steelhead migration and spawning. Adjacent riparian and wetland areas provide important wildlife habitat. Ground water and surface waters are linked, and maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout.
6. **Local Coastal Program (LCP).** The Coastal Zone encompasses all lands within the Cambria URL and the San Simeon Acres VRL ~~Cambria and almost all of the North Coast Planning Area.~~ The LCP Combining Designation identifies specific programs to ensure that access to the shoreline is provided and that coastal resources are protected in accordance with the policies of the Local Coastal Program.
7. **Bluff Erosion (GSA).** Portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development should be located so that it can withstand 75 years of bluff erosion, without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact sand movement along the beach.
8. **Archaeologically Sensitive Areas (AS).** The Archaeologically Sensitive Combining Designation identifies urban and rural areas known for the potential to contain cultural resources. Applicants of development proposals in these areas are required to obtain a records check and possibly a surface search prior to approval. Standards to protect resources are described the LCP Policy Document, and Chapter 7: Combining Designation Standards of the Coastal Zone Land Use Ordinance.
9. **Visitor Serving Areas (V).** The commercial and recreation land use categories along Main Street in Cambria possess unique, visually pleasing characteristics which serve as visitor destination points.

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10. San Simeon Creek Lagoon (SRA).

★(The Rural Area is not part of this Plan Update.) ★

11. San Simeon Point (SRA).

★(The Rural Area is not part of this Plan Update.) ★

12. Arroyo de la Cruz (SRA).

★(The Rural Area is not part of this Plan Update.) ★

13. Piedras Blancas Dunes (SRA).

★(The Rural Area is not part of this Plan Update.) ★

14. San Simeon Creek Lagoon (SRA).

★(The Rural Area is not part of this Plan Update.) ★

B. Historic Combining Designations (H):

The following structures and sites are identified as **potential** historic resources **in the Planning Area**. Historic designations are meant to protect the historic structure or resource, and the site directly related to the resource. Typical repair and maintenance activities are usually exempt from the standards and permit requirements **of the LCP. Unless unusual circumstances exist, these standards do not apply to development or other activities beyond 200 feet from the identified historic resource.** Permit requirements for development affecting historic sites are found in CZLUO Chapter 23.03 Permit Requirements and **Section 23.07.100 Historic Site of the Coastal Zone Land Use Ordinance.**

1. **The Lull House (H).** This is the first structure built in Cambria. In 1865, before there was a town, George Lull operated a general merchandise store on the lower floor and lived upstairs. (Located at 2581 Main Street, reference APN 013-241-014).
2. **The Olallieberry Inn (H).** This structure was built in the 1870's by the Manderscheid brothers who were pharmacists from Germany. (Located at 2476 Main Street, reference APN 013-242-005).
3. **The Leffingwell House (H).** This house is located on Main Street, and was built in the 1880's by the Leffingwell family. William Leffingwell Sr. settled along the central coast in 1858, and established a beach landing, the first flour mill, and the first sawmill in the county. His sawmill produced the rough slabs of local pine that went into building "Slabtown," Cambria's early nickname. (Located at 2420 Main Street, reference APN 013-242-002).
4. **The Old Santa Rosa Chapel (H).** This church was built in 1870, and was the first church in the county built outside of mission grounds. A walk through the cemetery in back reveals the names of many of the Italian-speaking Swiss who settled in the area in the mid-1870's and established thriving dairy farms. (Located at 2353 Main Street, reference APN 013-241-022).
5. **The Thorndyke House (H).** Home to several popular restaurants in recent years, this house on Bridge Street was built around 1880. Captain Thorndyke was the first lighthouse keeper at Piedras Blancas. (Located at 4286 Bridge Street, reference APN 013-241-004).
6. **The First Presbyterian Church (H).** The little white church on Bridge Street was built in 1874, and has been the home of several Protestant denominations. Calvin Coolidge once attended this church while visiting W.R. Hearst. (Located at 4314 Bridge Street, reference APN 013-241-003).